

EXISTING CONDITIONS



Existing Flamingo Hotel



View southeast toward Race Street

Existing Uses

- Primary Site: Flamingo Hotel, surface parking
- Expansion Site: Daycare/Pre-school

Urban Design Challenges

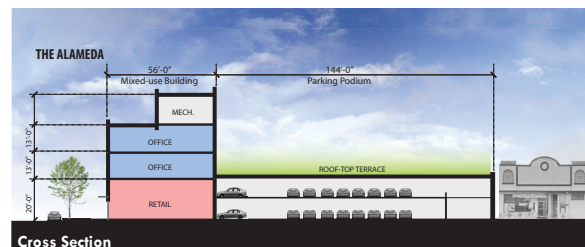
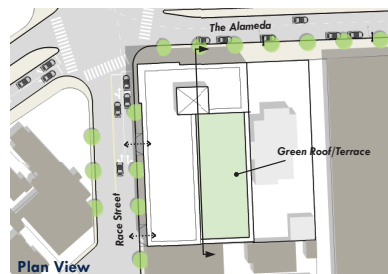
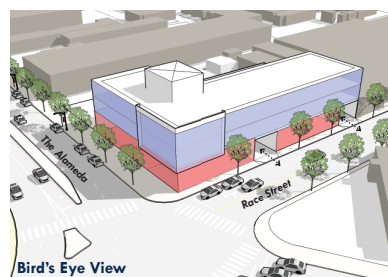
- Surface parking creates gap in retail facades and detracts from the pedestrian environment.
- Surface parking and low building provide poor definition for this key corner.
- The blank motel façade detracts from the quality of the pedestrian environment.
- The four driveways create potential conflicts between pedestrians and vehicles.
- The billboard at the corner contributes to visual clutter at this key node along the Alameda.
- The adjacent Park Avenue Preschool has an attractive building, but poor site layout conflicts with a quality pedestrian environment.

Urban Design Objectives

New development should...

- Site buildings up to the back of the sidewalk to provide positive definition of the public streetscape.
- Integrate parking into the design of the building and screen from public view.
- Provide active facades with street-oriented entrances and highly transparent storefronts.
- Provide ground floor uses that contribute to a continuous retail frontage.
- Eliminate driveway access from The Alameda (i.e., limit garage and service access to Race Street)
- Design building to create an attractive visual terminus at the bend in the Alameda
- Design building to reinforce retail on both streets and the visual importance of the corner.
- Be responsive to the scale and character of adjacent uses that are likely to remain.

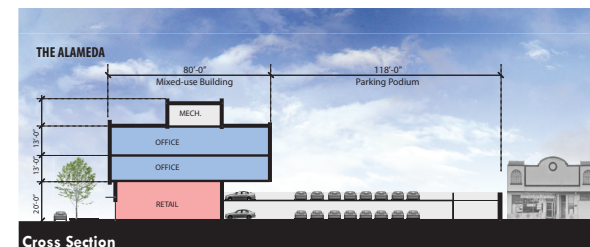
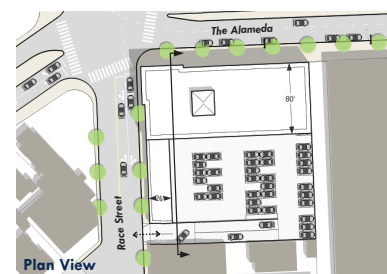
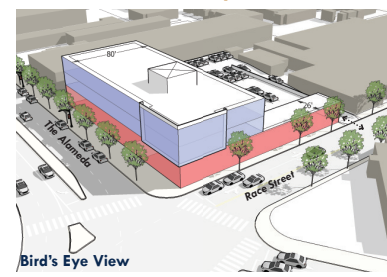
DEVELOPMENT CONCEPT #1 Office over Retail



Program

- **Building Type**
 - 3-story mixed use building
 - 2 stories office above groundfloor retail
- **Development**
 - 7,500 sq ft retail space
 - 22,800 sq ft office space
 - 7,500 sq ft semi-private open space on podium
- **Parking**
 - 57 podium spaces for office (2.5 spaces/1,000 sq ft)
 - Two levels of parking (no internal connection)
 - Retail parking on street

DEVELOPMENT CONCEPT #2 Office over Retail Expanded Site



Program

- **Building Type**
 - 3-story mixed-use building
 - 2 stories office above groundfloor retail
 - 1-story retail along Race Street
- **Development**
 - 11,400 sq ft retail space
 - 29,500 sq ft office space
 - No open space
- **Parking**
 - 102 total off-street spaces
 - 74 spaces for office (2.5 spaces/1,000 sq ft)
 - 28 spaces for retail (1 space/400 sq ft)
 - Two levels of parking (no podium cover)

The Alameda Urban Village RACE STREET OPPORTUNITY SITE

Planning Workshop #2
January 2014

